

Session 15-06 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:40 p.m. on August 26, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

**PRESENT:** COMMITTEE MEMBERS PAINTER, HOWARD, ROBL, WYTHE AND CASTNER

**DESIGN TEAM:** DALE SMYTHE AND SARA WILSON-DOYLE, STANTEC (TELEPHONIC)

**STAFF:** RENEE KRAUSE, DEPUTY CITY CLERK

**AGENDA APPROVAL**

The agenda was approved by consensus of the committee.

**APPROVAL OF MINUTES**

A. Minutes for the July 29, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

**PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA** (*3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on*)

There were no comments from the audience present.

**VISITORS**

There were no visitors scheduled.

**STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT**

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council has taken no further action on the project. Mr. Castner provided a report to Council on the actions taken by the Committee at the last meeting.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Mr. Meyer was not in attendance at the meeting.

C. Stantec Project Report – Dale Smythe and Sara Wilson-Doyle

Ms. Wilson-Doyle provided a summary of the work completed to date to bring the newest committee member up to speed.

- The Homer Fire and Police stations are obsolete and the City of Homer has not upgraded these facilities even though they have been on the Capital Improvement Plan for a number of years.
- The Committee has been working to address this by assessing the current and future needs and by planning for a 50 year return on these investments, and trying to gain cost efficiency through

combining the Fire and Police services, by using Design-Build methods and utilizing a city owned building site.

- For a number of reasons city residents will still be asked to vote on a municipal bond to fund at potentially significant costs.
- The Police and Public Safety, Fire and EMS were voted the highest priority and most important essential services that the city provided and is the least interested in cutting to correct the deficit.
- In order to pass a bond the community will have to have some consensus on the value, design and the price tag regarding the project.
- When residents were asked about further cuts to correct the budget deficit, 24% of the responses expressed negative concerns with the current project. This is a high percentage considering the number of responses. This information was gathered for the Closing the Gap Survey question #3 results posted on the City Website. This was not representative of all the voters.
- To gain community buy-in they need to clear the air and create a dialog that will enlighten the community regarding their choices, this committee has had a lot on their plate, if voters cannot see the comparative value there is a high risk that voters will vote no to a bond thinking there is a cheaper or better option available
- Bringing in Don Bivens, a consultant with 40 years' experience in Fire Service and experienced working with communities since the U.S. economic down turn, working on collaborative funding and funding feasibility reviews often with multiple jurisdictions, to work with the community and the committee exploring the cost avoidance strategies suggested by the public to clear the misconceptions.
- Addressing the questions now are less likely to end up being a rallying cry to keep the community dividing and reduce the chance of addressing the real issues to the city having a new police and fire building

### **PUBLIC HEARING**

There were no items for public hearing scheduled.

### **PENDING BUSINESS**

#### **A. Updated GANTT Project Schedule**

Mr. Smythe stated they have modified the schedule quite a bit working with Ms. Wilson-Doyle on the Public Involvement dates, they are not under contract yet to start the Hazardous Material Survey or continuing the design.

Chair Castner will contact Mr. Meyer to reiterate the note to self on getting those items done. He reported that status to Council as well. He also would like to get elevations to assist in the presentations to the public.

He further noted that sometime in February they will achieve the 35% drawing and engineering. There will be interim decisions to make this fall as they move ahead regarding abatement and what to do with the two buildings.

#### **B. Stantec Draft Fee Proposal**

Chair Castner noted that Mr. Meyer did most of the heavy lifting on this fee proposal. He inquired if there were any questions, none were forthcoming.

### C. Tentative Public Project Information Meeting Dates

Chair Castner noted that these proposed dates should be cleared with the Clerk. Ms. Krause confirmed that Ms. Wilson-Doyle and herself had spoken; Ms. Wilson-Doyle offered that after approximately five telephone calls the schedule before them is the result of their coordination efforts.

Chair Castner inquired about the content and timing of the proposed meetings.

Ms. Wilson-Doyle explained that certain meetings are scheduled as casual, individual, face to face meetings, those meetings are scheduled during the day, at City Hall and since the city facilities are busy in the evenings some of the meetings will be conducted at Islands and Ocean Visitor Center. There will be an online survey available for a month. The October 23<sup>rd</sup>, Friday is worksession scheduled for 10 a.m. to 4:00 p.m. It would be best to have the committee available and key players, possibly up to 40 people to come up with 3 alternatives from all the public input, the survey and focus groups to present at the November 19<sup>th</sup> public meeting.

Mayor Wythe commented on the online survey and stated that she wanted the committee to view the contents before going live with the survey. Ms. Wilson-Doyle assured Mayor Wythe that the committee will have it to view at the September 16<sup>th</sup> committee meeting for comment and input.

Mayor Wythe then commented on the involvement of KESA, in that she recognized they were a stakeholder from the perspective that they were a dissenter to the concept potentially, they have spoken with the Borough Mayor, the Fire Chief and the Fire Department, the conversation is not coming from the Borough, it is coming from the Board itself, and while she recognizes that KESA may be a potential alternative, it is certainly not the most desirable perspective and the community has very strongly come out and stated that public safety, Fire and Police are their number one priority and she did not believe they were saying that in the terms of that they need to contract it out to someone else. She does recognize the need to review that possibility in the context of financing just not that KESA is the alternative that they prefer and there seems to be a growing perception that it is the top preference and nothing could be further from the truth.

As they are walking into this they are not looking for an alternative to provide services but the most cost effective manner to provide services at the existing level of service that is provided.

Chair Castner requested clarification. Mayor Wythe stated she would like to see the content of the survey and make sure that everyone on the committee feels comfortable with the content of the survey.

Ms. Wilson-Doyle added further that the survey will also include a few open ended questions about what improvements, level of funding, and what priorities the community feels comfortable with, and break it down focusing a lot more on specifics of the project. Ms. Wilson-Doyle commented that the list of comprehensive list of the needs of the community that create the sticker shock that has really been the driver for some of these community conversations and it will be important for people who are moving this project to the next design level to highly prioritize needs to come up with a few different funding alternatives and she further recommended reviewing the 50 year cost window and when they start reviewing the costs over the 50 years the savings is not really true savings.

Chair Castner requested that they include with the survey the cost information on what a percent of sales tax is worth and 1 mil is worth. Mayor Wythe noted that the information will be available. Ms. Wilson-Doyle commented that one of the benefits of bringing in Don Bivins is that he has worked with other communities on a number of projects and the community believes that there is a cheaper alternative only to find that it takes twice as long and cost twice as much. During the economic down in the Lower 48, a number of communities who were looking to lay off a number of staff to right size the service for the community and assisted in maintaining the local leadership and key people really meaningful to the community. So the numbers they get from the city will assist Mr. Bivins as well.

Chair Castner reiterated that he would like an information sheet to be issued with the survey as well, they would like to have the party responsible for the meeting such as Stantec, Public Works or the Committee listed next to the meeting dates.

Ms. Wilson-Doyle will contact each person to establish a time for the one on one discussion that will be schedule for September 24<sup>th</sup> Stakeholder interviews. These will be led by Stantec with Mr. Bivins.

Mr. Smythe requested that any reviews be set up through Mr. Meyer or the committee.

Mayor Wythe requested Deputy City Clerk Krause to double check with the City Clerk to see if a worksession can be set aside during the Council meeting on November 23rd or if a special meeting is required.

The Committee liked the flyer and approved it as is. No changes.

## **NEW BUSINESS**

### **A. Seating a New Committee Member**

Chair Castner explained to Committee member Howard that there is no formal seating of a new committee member but he wanted to make sure that she would be agreeable to working by consensus. He stated that when they started the committee up and he agreed to be chair that the committee agreed to work by consensus which is not how city code is set up. He further explained that this was a very important issue for the city and that there was not going to be 3-2 or 4-1 votes on any issues. He wanted everyone on the same page and the committee agreed starting out that they would work by consensus.

Committee member Howard would not challenge the consensus agreement.

### **B. Costs for Demolition and Disposal of Old School Buildings**

Mr. Smythe did not have any new information. The numbers they had earlier were from work the contractor had in the area earlier. Until they get the abatement study which they will use that information to refine the numbers.

The study will be done in house and there are a few contractors that are very experienced in this type of work. Mr. Dennis Morris, Stantec, will perform the testing, should take two days on site and results would be approximately 2 weeks. The site work is planned for September 4, 2015.

Chair Castner noted that the results should be available for the next meeting scheduled for September 16<sup>th</sup>. He was aware of the time it takes to get t-clips samples back, it is not unreasonable, but there is not an awful lot going on in the state right now. He then commented on progress slowing until there are known costs.

#### C. Next Meeting Date and Deliverables

Chair Castner then stated that they will be expecting to have the information on what funding would costs through a tariff through property assessment or some other additional payment.

Ms. Wilson-Doyle commented that they are hoping to add some aspect of breaking down similar assumptions to the mix as well. The second meeting they will have a PowerPoint Presentation that the Mayor would be willing to introduce and they would also like to have committee members available.

Chair Castner also requested some schematic drawings to show how the project fits on the location.

Mayor Wythe also requested if there is a way to show and explain the amount of space is required for the project. Especially if they can show the different turning radius' needed, the water course running through the site, etc.

#### **INFORMATIONAL ITEMS**

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Ordinance 15-18(S-2)
- D. Comparison of Police and Fire Responses and Services – City of Homer and Borough of Skagway, Alaska

Chief Robl commented that they keep their statistics in different formats than Skagway does so to try to compare them it is like comparing apples to oranges; there is some real significant differences there and they are not really comparable in the type of format that they are presented in.

Chair Castner responded that the Skagway thing was his fault and all he wanted was for everybody to see the type of project they were doing for \$12 million dollars. He never intended it for a apples to apples comparison.

Mayor Wythe commented that was why she said what she said regarding KESA and they really need to develop a high cognition of what is said in these meetings that into the minutes and included in the packet because people see and think because it is in the packet it is gospel.

Chair Castner argued that they need to have the conversation because he receives calls and ask if they have discussed this this and this and he wants to be able to check them off.

#### **COMMENTS OF THE AUDIENCE**

There were no comments from the audience present.

**COMMENTS OF CITY STAFF**

Deputy City Clerk Krause had no comments.

**COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe commented that she thanked Stantec for their work on the Community Outreach project and moving that forward and believes it will feather in well on the outreach they are doing in the community on the budget.

**COMMENTS OF THE CHAIR**

Chair Castner commented that he thinks that everybody looks at these big numbers and goes wow, wow, and he reported to Council that he could not support the \$600,000 plus figure because he could not understand what they were getting for that value and then they brought back a much smaller number, which Council approved and he could support but when he reported that they spent \$190 thousand, Council member Van Dyke asked him to tell them thanks for the good work, that was like a new dump truck, but Carey did all the work.

**COMMENTS OF THE COMMITTEE**

Chief Robl commented he will be on vacation starting September 7<sup>th</sup> - 20<sup>th</sup>, should be back in plenty of time for the meetings on the 23<sup>rd</sup> -24<sup>th</sup>. He will also be out for some time in October or November, 2-4 weeks.

Chief Painter commented he will be on vacation starting Friday, August 28<sup>th</sup> thru September 21<sup>st</sup> but he will be able to check email so he would like to comment electronically on the survey before going out. He may not be available on the November 4<sup>th</sup> also.

Mrs. Howard had no comments.

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, SEPTEMBER 16, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_